

## Meeting Minutes Report

*Date & Time:* November 10, 2009. 7:00PM

*Present:* Michael Smith, Co-chair Historic District Commission *Absent:*

Paul Bell, Co-chair HDC

Richard Cheek, HDC Emeritus co-chair Lydia Ogilby,

Joe Cornish, HDC member HDC Emerita

Peter Gunness, HDC member Lisa Harrington

Lauren Meier, HDC member

Richard Pichette, HDC member

Nancy Richards, HDC member

Allan Vanderley, HDC member

Robert Orfaly, 505 Pleasant Street

Chris Poravas, 505 Pleasant St architect

Marc Melitz, 34 Centre Avenue

Nushin Yazdi, 509 Pleasant Street *Distribution:*

Neighbors from 483 Pleasant St All members

Office of the Town

*By:* Arleyn Levee/MS/aev HDC member Administrator

*Item: Description:*

*Action:*

1. 509 PLEASANT STREET-Certificate of Appropriateness for revisions to entry roof:

Ms Yazdi provided various sketches and plans to indicate a new roof canopy covering the entrance area. Currently, with no canopy here, there is a problem of water coming off the gutters at the junction of roof surfaces, creating moisture problems.

Discussion ensued regarding the aesthetics and the potential water issues created by the 'roof valleys' of the proposed revision.

Decided that Paul, Mike and Allan would meet again at the site within the week to help with a revision of the plan.

Motion made by Lauren that the concept of the canopy to resolve the water problems and not conflict with the existing roofline be approved. Seconded by Nancy; passed unanimously.

*S.M.*

*P.B,*

*&*

*A.V.*

*HDC*

7. LIAISON REPORT [*Since Richard Cheek had to attend another meeting, this item was taken out of order*]

7.3 Benton Branch Library: Richard reported that the Selectmen voted for a by-right use of the Benton Library for religious or educational purposes. Some of the neighbors want to form a Benton Educational Collaborative to be able to respond to the RFP. Still under discussion is the issue of putting a preservation restriction of the property.

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2. 505 PLEASANT STREET-Certificate of Appropriateness for exterior renovations:

Owner Bob Orfaly and his architect Chris Poravas presented their plans to renovate and rehabilitate this property—to bring back details in the front elevation which have been lost. They provided a small booklet outlining their 8 proposed renovations, with current photos of the property and its neighbors; with a chart of their proposed paint colors; and details from Andersen Windows.

2.1 Their proposed renovations include:

A. Small shed roof addition to the back of the house, not visible from the front, to provide head room.

B. Elimination of 2 of 3 skylights and relocation of the third to better adapt to interior

arrangements.

C. Considerable repair of trim details and clapboards, and replacement in-kind at water table.

D. Repainting with main body to be "Sandy Bluff" [CA Paints Historical Colors]; trim to be "Edgecomb Gray" [Benjamin Moore Historical Colors].

E. Cupola to be repaired repainted as needed with replacement of shingles as needed.

F. Proposed replacement of all windows using Andersen 400 series with vinyl clad exterior, either green [preferred] or "Terratone".

G. Replacements for doors to be clad-doors in same colors.

2.2 Discussion ensued regarding windows and doors: Mike noted that the preference was for natural wood, painted, rather than clad replacements. Mr. Poravas thinks that with the possible exception of the windows at the gable ends, all the other windows are not original and need to be replaced. Two windows on the back which go to the floor will probably be replaced at a smaller size for safety.

Allan Vanderley praised the proposed repair and replacement of the architectural features but noted clad-wood materials lose their color and seal over time. The integrity of building materials needs to be resolved.

2.3 Paul Santacrose from the abutting property at 483 Pleasant St. expressed concern regarding the length of the project and the work hours since the neighbors are so close. Mr Orfaly noted that the project was estimated at 6-to-7-months; would plan for an 8:00AM to 4:00PM workday with Saturdays from 9:00AM to 4:00PM.

Ms Yazdi asked about plans for the side entrance. Mr Poravas stated that no landscape changes are anticipated, although some grades need to be made to slope grades away from the house.

A motion was made to approve the application subject to resubmittal of wood windows & doors with proposed paint colors [to include samples and cut-sheets, etc.]. Allan seconded the motion, which was unanimously approved.

*505 Pleasant*

*Street*

*HDC*

*505 Pleasant*

*Street*

*HDC*

3. 34 CENTRE AVENUE-clarification of approved Certificate of Appropriateness:

Mr. Melitz has found a company that could repair all the sashes, although the bathroom window was still an issue. Since this window is not in keeping with the rest of the house

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could it be replaced with a Marvin window similar to the current windows? Mike suggested amending the Certificate of Appropriateness as presented at the last meeting to approve of a replacement with a Marvin window for the bathroom.

Regarding storm windows, replacements will need to be submitted for approval to the Commission. Harvey Tru-Channel storm windows in white could be used for the two-over - two where the glass has less insulating capacity. Other windows will also need screens.

A motion was made to approve the use of the Harvey Tru-Channel white storm windows as needed, seconded, and passed unanimously.

*HDC*

4. BHDC-GUIDELINES

Lauren presented the corrected text and discussed insertion of additional photographs from Mike and from the Historical Society. She noted that she had managed to get the digital file down to a reasonable size.

Discussion ensued concerning putting this document on the web-site as a pdf.

Mike noted that there were still some issues to be resolved such as getting approval to use the town seal.

Other discussions concerned the possibility of 1.] having a fact sheet and where it should be

placed. [Nancy noted that this would be of use to real estate agents and agreed to work on this item]; 2.] of listing the houses in the district and whether this should be as an appendix or within the body of the guidelines.

Lauren will send the document around by eMail for another review.

*HDC*

*N.R.*

*L.M.*

## 5. COMPREHENSIVE PLAN

Joe complimented the work of the group for its stellar efforts. He planned to eMail the document on Thursday.

*J.C.*

## 6. WAVERLY SQUARE / CENTRAL SQUARE- Planning Board rezoning proposals:

Mike noted that Waverly Sq. proposal has been withdrawn from Town Meeting.

Central Sq. proposal will be on the Town Meeting agenda and will probably pass. Some discussion ensued concerning the issues of the Firenze land; concerning a temporary 'overlay district' to be put in place until the final zoning is decided for all of Trapelo Road; and the issue of scale – three story versus two story residential structures.

It was noted that the Comprehensive Plan discussion could certainly inform this Trapelo Rd. development.

## 7. LIASON REPORTS

7.1 Trapelo Road - Arleyn Levee reported that there were no new developments.

7.2 Community Preservation Act [CPA] - Peter reported on getting approval of the CPA through the comprehensive planning process. There was discussion concerning ensuring that the BHDC preservation and education concerns were not squeezed out by advocacy for affordable housing.

7.3 Benton Branch Library: [see above]

7.4 Barn at Rock Meadow - Rick noted the plan is to find non-profit groups to rent the barn. He reported on the rehabilitation of an antique barn owned by the town of Groton as an example of what could be done [this renovated barn is now used for community

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activities]. Rick emphasized the need to create criteria for the barn and see who responds. He also noted that DCR has a stewardship program which might apply.

7.5 Oakley Neighborhood Development Proposal - Mike noted that the proposed development is now a 'done deal,' though there were some improvements made to the original proposal.

7.6 Demolition activities - Joe reported on a 1955 ranch house at 55 Wellesley Road and on a 1938 Colonial Revival house at 18 Hastings Road slated for demolition. Nancy noted that the lot size on the latter house was problematic.

7.7 Demolition Review Bylaw - Allan reported on a by-law in use concerning the National Trust Pocantico Proclamation. He also noted the need of getting sustainability as a review issue and the need to change the verbiage to allow for second evaluations by neighbors and others who are concerned. Lauren suggested that a consideration of feasible alternatives was needed.

7.8 Town Hall Operational Improvements - Allan reported on leaking roof problems partly due to holes in the flashing. The latter needs to be repaired with the same weight of copper. Allan reported that Kevin Looney is working with a mechanical engineer to make the building more efficient but the control system is inadequate and, outdated. The building envelope does not retain heat [equally well throughout]. Kevin [will call] a meeting of all people involved to develop a strategy for greater efficiency.

## 8. MEETING MINUTES

A few items had [been] corrected in the minutes of Oct. 13, 2009.

Rick moved to approve the minutes with changes as noted. Unanimously approved.

*HDC*

## 9. NEW BUSINESS

Allan noted regarding the Town Hall complex that Kevin should be encouraged to ensure better cleaning of the gutters particularly in the area of the downleaders so that the ice problems at the side entrance in particular could be better [water] managed. Arleyn agreed to meet with Allan to review the drainage issues.

*A.L.*

10. NEXT MEETING.....Tuesday, December 8, 2009

11. Meeting adjourned 9:50PM and Meeting notes submitted and approved for record. *A.L.*  
END OF REPORT